



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Minutes of the Planning & Licensing Committee of Headcorn Parish Council meeting held remotely on Monday 26th October 2020 at 7:00pm

Those in attendance: Cllrs Dungey, Pyman, Selby, Thomas, Walker and Thorogood

Clerk: Caroline Carmichael
Assistant Clerk: Stefan Christodoulou

It is noted that the Clerk had publicised the meeting and invited attendees to contact the Clerk if they wished to be admitted to the online meeting. There was one request to join the meeting from Mr. J. Penfold.

1. (a) **Apologies for absence received and confirmed by the Council** were received and accepted from Cllr Davies.
(b) **Enquiry whether anyone intends to film, photograph, or record during this meeting.** There were none recorded.
(c) **Declaration of changes to the Register of Interests.** There were none recorded.
(d) **Declarations of pecuniary or significant Interest regarding items on the agenda.** There were none recorded.
(e) **Requests for Dispensations.** There were none recorded.
(f) **Declarations of Lobbying.** There were none recorded.
2. **Public Session (Meeting adjourned – minute book closed)**
3. **To resolve that the minutes of the meeting held on 21st September 2020 be taken as read, confirmed as a correct record, and signed by the Chairman.**
The minutes were confirmed as a correct record and will be signed by the Chair. This was agreed with Council given the remote nature of the meeting.
4. **Matters arising from the last meeting.**
Hammerstream – MBC have carried out another enforcement visit to this location after reports of more fly tipping last month (September).
Acers Place, Lenham Road, Headcorn – The matter remains ongoing as MBC have confirmed that the compliance period for the enforcement notice has now expired. This matter has been assigned “high priority”. Since this was reported a new planning application has been submitted. This is discussed in item 6.
Ash Gardens, Lenham Road, Headcorn – With the landscaping detail plan being approved by MBC, still no news on conditions having been fulfilled. The Clerk has submitted a breach of planning conditions since the previous month (September) there is nothing further to report.



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Caravans on land adjacent to Woodside Farm.

Emails received from MBC to confirm that the alleged planning breach concerning two caravans placed on land adjacent to Woodside Farm has been recorded and logged for investigation. Enforcement investigation was started in September and as of October, as far as we are aware, is still ongoing.

20/503385/FULL Invicta Oast, Kelsham Farm, Four Oaks Road, Headcorn, Kent, TN27 9NY.

Creation of a private fishing lake, with associated earth works (part retrospective).

Although several of the concerns raised by the Committee have been discounted by the E.A and MBC, the Council remain worried by the eventual impact of this proposal on the local environment and its inevitable impact on the SSSI and the risk of flooding events in the area which have become far more severe than the forecast 1 in a hundred years event that the E.A is using. To this end we have continued correspondence with the Environment Agency and have forwarded this to the National Flood Forum. In addition there has still been no consultation with South East Water about the proposed use of millions of gallons of tap water to keep the lake "topped up" or the abstraction of water from the river for this purpose. This is still ongoing and was due to be put before the LPA in October. So far it keeps being postponed.

White Paper on changes to planning legislation.

The Clerk has completed the first consultation on the new Planning Directives by the 30th September deadline. The Clerk has also completed the second consultation well before the 30th October deadline. The Clerk expressed some concern about the speed with which this is being pushed forward. This will be taken up with the MP Helen Whatley.

5. Correspondence other than that concerning the planning applications on the agenda.

The Clerks Office is still in the process of writing the letter outlining our concerns with Planning to Helen Whatley MP as instructed by Council.

6. Planning Applications to be considered.

The following applications were considered remotely by the Committee and the decisions are recorded here: -

20/503972/FULL Hawkenbury Acres Hawkenbury Road Hawkenbury Kent TN12 0DZ

Change of use of land for the stationing of 1no. mobile home and 1no. touring caravan, with associated utility block and parking (part retrospective).

Headcorn Parish Council representatives visited the site of the above application as they were invited to look around the site by the applicant. They were shown around the site and its scope and content were explained with the applicant keen to reassure that the site would only be used



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by him and his family and it would be just for the purposes of looking after his elderly grandmother, who lives in no. 6 in front of this site, and so his children could go to school. The Council have no objection in principal to the proposed work and would wish to see it approved subject to: -

- Confirmation of traveler status.
- The inclusion of more soft landscaping with fences and trees/hedges to further soften the visual impact on neighboring properties.

Referral to committee is not required.

20/504148/FULL 25 Bankfields Headcorn Ashford Kent TN27 9QY

Conversion of garage to habitable space and erection of new pitched roof.

The application was discussed it was noted that there were no neighbours comments and it was agreed the Clerk would check that the appropriate notification had gone to the neighbors, Cllr Selby raised concerns over the increase of on street parking in that area however they will still be able to park on their drive.

Council wish to see the application approved.

Referral to committee is not required.

20/502643/FULL Land Rear of The Meadows Lenham Road Headcorn Kent TN27 9LG

Retrospective change of use of land to use as travellers caravan site consisting of 10 pitches, with 13no. mobile homes and 6no. utility buildings.

The above application was discussed, and it was acknowledged that the submission of this application has led to the withdrawal of the current planning appeal.

The Committee expressed continued dismay at what is becoming a farcical situation with regards to these Traveller settlements in our community.

It was agreed that we should continue to refuse these applications on the grounds of: -

- The absence of evidential proof for Traveler status.
- The significant ongoing harm to the landscape of local value.
- Poor social cohesion with the settled community.
- Disproportionate numbers of Traveler sites in the Headcorn area, which exceeds the UK average

The Committee further express concern over the complicated and protracted process of application/permission/refusal/enforcement that they face on a daily basis. Headcorn Parish Council have been challenging the development on this site, in its various guises since the year



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2000 and we should not be in this situation. The LPA must press the government for a change in legislation that will enable these applications to be fairly assessed in parity with the settled community.

A briefing paper issued to the House of Commons in 2018 ahead of the consultation on Gypsy and Traveler encampments stated many Gypsies and Travelers now live in settled accommodation and now do not Travel all the time but none-the-less consider Traveling to be part of their identity.

At the 2011 census 76% of Gypsies and Irish Travelers responders lived in settled accommodation.

This situation is complicated by Travelers who are in the process of settling in to an area being given license to build where they please forming their own "sealed" communities as they are converting from the being "traveling" Travelers to part of the settled population whilst still being given all the legal and planning privileges of being part of the "traveling" Traveler community, this presents complications for the Local authorities and causes friction with the already settled population.

Council wish to see the application refused.
Referral to committee is required.

20/504295/FULL 12 Down's Close Headcorn Kent TN27 9UG

Part two storey, part first floor side extension together with conversion of the garage and a single storey rear extension

The above application was reviewed at committee last evening and it was agreed that the Council wish to see the application approved.
Referral to committee is not required.

20/504079/FULL Acers Place Lenham Road Headcorn Ashford Kent

Change of use of land to a gypsy/traveller site including the laying of hard surfacing and the stationing of 1 no. mobile home, 3 no. tourer, erection of a dayroom, 1 no. stable block and front gates. (Part retrospective - mobile home and stable block already on site)

The above application was discussed and it was acknowledged that the submission of this application has led to a cessation of current enforcement action. Once again HPC feel let down by an incompetent enforcement system.



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The Committee further express concern over the complicated and protracted process of application/permission/refusal/enforcement that they face on a daily basis. Headcorn Parish Council have been challenging the development on this site, in its various guises since the year 2010 and we should not be in this situation. The LPA must press the government for a change in legislation that will enable these applications to be fairly assessed in parity with the settled community.

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20/504475/FULL Red Wood House (Plot 4) Grigg Lane Headcorn Kent TN27 9LT

Change of use of land and construction of a riding arena, associated fencing and landscaping.

The above application was reviewed at committee last evening and it was agreed that the Council have no objection in principal to the proposed work and would wish to see it approved subject to the conditions: -

- that it is not for commercial use.
- That it operates in the day time only and any request for lighting must be subject to a separate application.

It was further discussed that the Committee would like to see the surface of the arena be made up of sand not shredded rubber.

Referral to committee is not required.

20/504443/FULL 40 Oak Farm Gardens Headcorn Ashford Kent TN27 9TZ

Demolition of existing garage. Erection of a single storey front extension and a two storey side extension.

The above application was reviewed at committee last evening and it was agreed that the Council wish to see the application approved.

Referral to committee is not required.

20/504631/FULL 1 Old Hall Park Headcorn Kent TN27 9EW

Rear extension to form family room

The above application was reviewed at committee last evening and it was agreed that the Council wish to see the application approved.

Referral to committee is not required.

20/504775/FULL Waterman Quarter Waterman Quarters Headcorn Ashford Kent TN27 9JJ

Creation of a 100m² wildlife pond with a 3m buffer all around, roughly circular with shallow, graded sides and a maximum depth of 2m. The pond will be fenced around the outside with an access gate.

The above application was reviewed at committee last evening and it was agreed that the Council wish to see the application approved subject to the condition that it not be for commercial use.

Referral to committee is not required.



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20/504590/TPOA 16 Knaves Acre Headcorn TN27 9TJ

TPO application to crown reduce one Oak to height of 15m, and radial spread of 4m, and reduce one limb (north side of tree extending towards conservatories of 15 & 16 Knaves Acre) by 2m to leave 1.5m remaining.

The above application was reviewed at committee last evening and it was agreed that the Council wish to see the application approved.
Referral to committee is not required.

7. Licence Applications for Consideration

There were no License Applications to consider.

8. Planning Appeals to be considered

There were no Appeals to consider.

9. Planning results

Planning results were highlighted by the Clerk and no further action was required.

10. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings.

The Clerk advised the Council about the questions on the Planning White paper consultation and the answers that were given. It was agreed that this may necessitate correspondence with MBC and our MP.

There being no further matters for consideration the meeting was closed at 8.45pm

Signed.....

Date..... 26-10-20.....

